

Vicinity Map

Zoning Information

I1 Industrial — Useage: This district is for a developing stable or redeveloping area representing light and heavy industrial uses and having a relatively high intensity of use and land coverage.

Setbacks:
 Front: 30'
 Side: None
 Rear: None
 Height: To a Maximum of 75'
 Bulk: None
 Parking: 2 spaces/3 persons on maximum shift or 1/1000 square feet. Note: If the number of spaces required by the building ration is greater than required by the employee ratio, an additional parking area shall be reserved to accommodate the construction of the additional spaces.
 Handicap stalls required: 1 ADA stall for every 25 stalls

If any other questions contact Building and Saffey Administration 555 S 10th Street Lincoln NE, 68508, (402) 441-7521 or Fax: (402) 441-8214

Statement of Encroachments

- (E) Existing 8' Chain-Link Fence encroaches into the subject property by 0.4' for 61.3' located at the East end of Lot 2.

Miscellaneous Notes

Parking:
 Regular: 17 Stalls
 Handicap: 1 Stall

Basis of Bearings
 Being N89°48'37"W, between the Southeast corner of Lot 2, a found 5/8" rebar in North side of conc. base of corner fence post, and the Southwest corner of Lot 2, a found capped rebar.

All field measurements matched record dimension within the precision required ALTA/ACSM specifications unless otherwise shown.

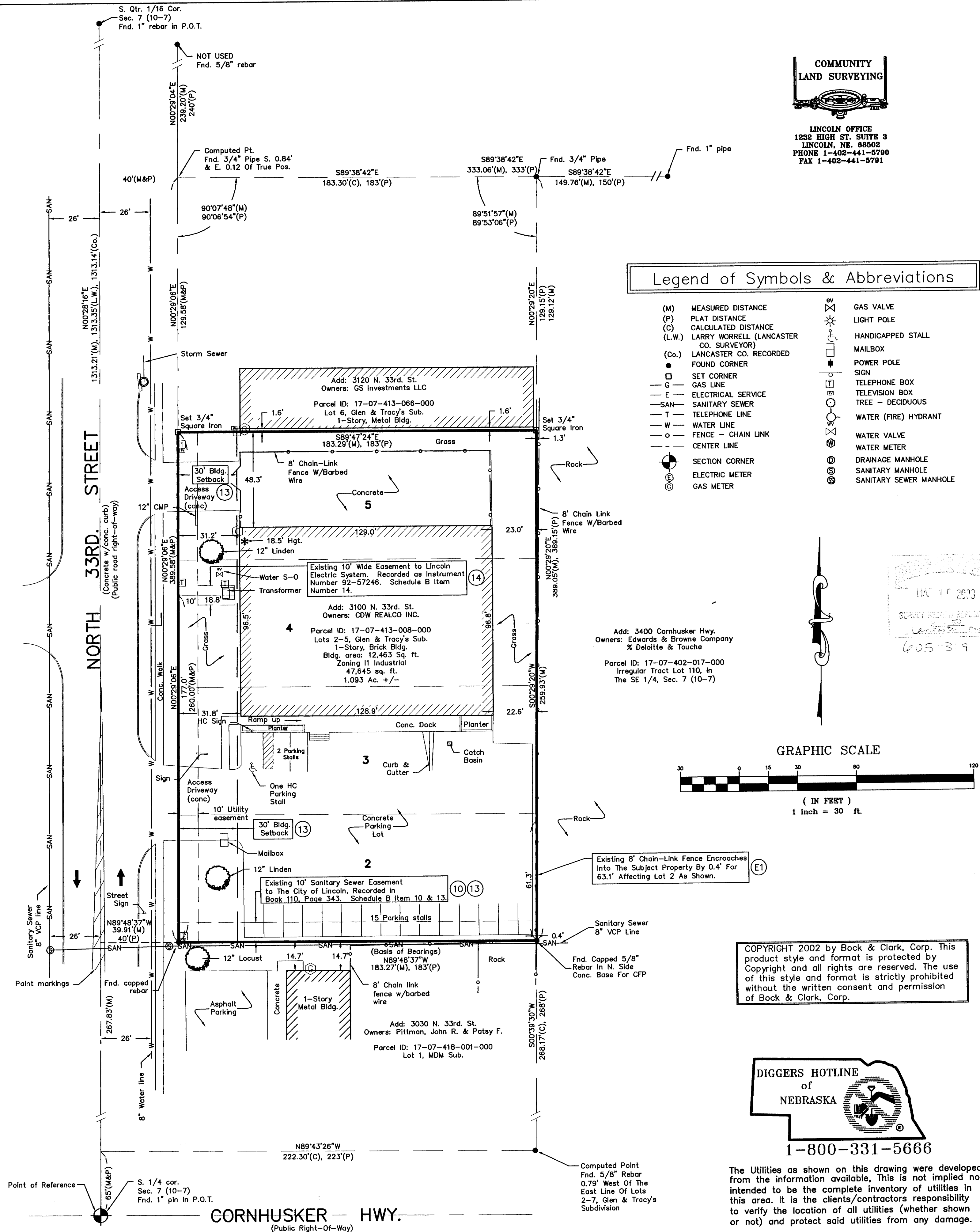
Note: There is no observable evidence of earth moving work, building construction or building additions with recent months.

Note: There are no changes in street right-of-way lines, either completed or proposed from the controlling jurisdiction.

Note: There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

FLOOD NOTE:

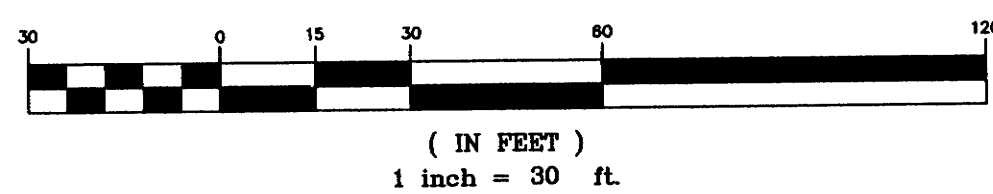
By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 3110 9C0 310, which bears an effective date of 9/21/01 and is not in a Special Flood Hazard Area. By telephone DATE call dated 1/17/03 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



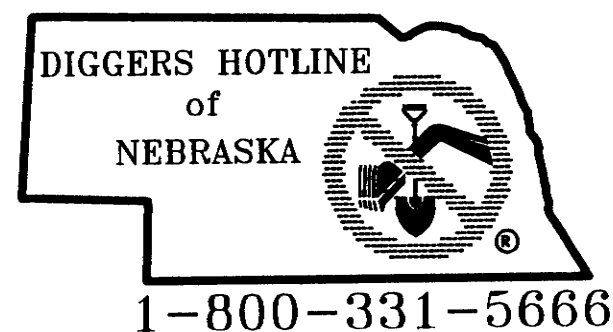
Legend of Symbols & Abbreviations

| | | | |
|--------|--|---|------------------------|
| (M) | MEASURED DISTANCE | ⊕ | GAS VALVE |
| (P) | PLAT DISTANCE | ⊕ | LIGHT POLE |
| (C) | CALCULATED DISTANCE | ⊕ | HANDICAPPED STALL |
| (L.W.) | LARRY WORRELL (LANCASTER CO. SURVEYOR) | ⊕ | MAILBOX |
| (Co.) | LANCASTER CO. RECORDED | ⊕ | POWER POLE |
| ● | FOUND CORNER | ⊕ | SIGN |
| ○ | SET CORNER | ⊕ | TELEPHONE BOX |
| — | GAS LINE | ⊕ | TELEVISION BOX |
| — | ELECTRICAL SERVICE | ⊕ | TREE — DECIDUOUS |
| — | SANITARY SEWER | ⊕ | WATER (FIRE) HYDRANT |
| — | TELEPHONE LINE | ⊕ | WATER VALVE |
| — | WATER LINE | ⊕ | WATER METER |
| — | FENCE — CHAIN LINK | ⊕ | DRAINAGE MANHOLE |
| — | CENTER LINE | ⊕ | SANITARY MANHOLE |
| ⊕ | SECTION CORNER | ⊕ | SANITARY SEWER MANHOLE |
| ⊕ | ELECTRIC METER | | |
| ⊕ | GAS METER | | |

GRAPHIC SCALE



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The Utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

ALTA/ACSM Land Title Survey

WESCO 2002 Project
 Wesco Distribution, Inc.
 3100 N. 33rd St., Lincoln, NE 68504

SURVEYORS CERTIFICATION

This survey is made for the benefit of: Bear Stearns Commercial Mortgage, Inc., its successors and assigns, Wesco Real Estate III, LLC, Commonwealth Title Insurance Company and Bock & Clark Corporation.

I, Joyne M. Malone, a Registered Land Surveyor in the State of Nebraska, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

Lots 2, 3, 4 and 5, Glen and Tracy's Subdivision, all in the Southeast Quarter of Section 7, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

1. The survey reflected by this plat was actually made upon the ground, that the attached plot of survey is made at least in accordance with the minimum standards established by the State of Nebraska for surveys and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1999 and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification), with accuracy and precision in requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 1 (except in the states of California, Oregon and Washington), 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11, 13, of Table A thereto.

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.

3. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Commonwealth Title Insurance Company, Commitment No. 0TW84306 with an effective date of ***** and that all easements, covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;

4. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining premises;

5. Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 3110 9C0 310, with a date of identification of 9/21/01, for Community Number 31109C0310 E, in Lancaster County, State of Nebraska, which is the current Flood Insurance Rate Map for the community in which said Premises is situated;

6. The property has direct physical access to N. 33rd Street, a public street or highway;

7. The number of striped parking spaces located on the subject property is 18, and to the extent possible, are graphically shown hereon.

8. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

Registration No. #440
 In the State of Nebraska
 Date of Survey: 9/17/02
 Date of Last Revision: 1/23/03

Survey Performed By:
 Community Land Surveying
 1232 High St., Suite 3
 Lincoln, NE 68502
 Phone: (402) 441-5790
 Fax: (402) 441-5791
 Email: jmalone@communitylandsurveying.com
 Network Project No. 20020220-44



Items Corresponding to Schedule B

⑩ Easement dated October 20, 1955 filed November 10, 1955 in book 57 at Page 563 of the Records of Lancaster County, Nebraska, granted to Sanitary and Improvement District No. One of Lancaster County, Nebraska. Assigned to the City of Lincoln, Nebraska by Assignment recorded November 1, 1967 in Book 110 at Page 343 of the Records of Lancaster County, Nebraska. Applies and affects the subject property and is shown hereon.

⑪ Easement dated April 6, 1959 filed April 15, 1959 in book 72 at Page 113 of the Records of Lancaster County, Nebraska, granted to Consumers Public Power District. Does not apply or affect the subject property and is not shown hereon.

⑬ Easements granted within the Plat and Dedication of Glen & Tracy's Subdivision dated October 25, 1979 filed April 16, 1981 as Instrument Number 81-6849 of the Records of Lancaster County, Nebraska, granted to Plat reveals a 30 foot building set back lines affecting the Western boundaries lines of Lots 2, 3, 4 and 5 as shown thereon, together with a 10 foot utility easement affecting the westerly boundaries of Lots 2, 3, 4 and 5 as shown thereon, together with a 20 foot sanitary sewer easement affecting the southerly boundary line of Lot 2 as shown thereon. Applies and affects the subject property and is shown hereon.

⑭ Easement dated October 28, 1992 filed December 18, 1992 as Instrument number 92-57246 of the Records of Lancaster County, Nebraska, granted to Lincoln Electric System for electric lines and/or underground electric facilities as described therein. Applies and affects the subject property and is shown hereon.

Utility Information

Electricity
 Lincoln Electric System
 1040 "O" Street
 Lincoln, NE 68508
 Ph. (402)475-4211

Cable Television
 Time Warner Cable
 5400 South 16th Street
 Lincoln, NE 68512
 Ph. 1-800-248-8823

All utilities are shown and located by observable above ground evidence

Natural Gas
 Aquila
 City Offices
 555 South 10th Street
 Lincoln, NE 68508
 Ph. 1-800-303-0752

The City of Lincoln
 City Offices
 555 South 10th Street
 Lincoln, NE 68508
 Ph. (402)441-7548
 Ph. 1-800-303-0752

Telephone
 Alltel
 1440 "M" Street
 Lincoln, NE 68508
 Ph. (402)436-5050

